

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA
THURSDAY, JULY 12, 2018 – 7:00 P.M.
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

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2018 JUL -6 PM 4:02

1. **Call to Order & Pledge of Allegiance**
2. **Fire Evacuation Announcement**
3. **Roll Call**
4. **Staff Report(s)**
 - a. Town Attorney
 - b. Zoning Enforcement Officer
5. **Approval of Minutes** – June 21, 2018 & June 28, 2018
6. **Public Participation**
7. **Bond Release(s)**
8. **Old Business**
Public Hearing(s)
 - a. **PH # 2915-** 137 Elm Street- Special Permit Application allow for office use in a residential zone under the Limited Office Zone regulations; Edwin A. Moustafa + Marcia S. Moustafa, Owner/ Applicant; Map 057/ Lot 0109; Residential 33 (R-33) Zone. (DoR: 05/17/18; MCPH: 07/12/18).
 - b. **PH# 2909-** Zoning Text Change- Application for a new regulation Section 4.90 Large Flexible Residential Housing; Paul W. Smith, Applicant. (DoR: 05/03/18; MCPH: 07/07/18)
9. **New Business**
Public Hearing(s)
 - a. **PH# 2920** – 33 Palomba Drive – Special Use Permit Application renovate an existing 3,500 square foot space to accommodate classrooms for a Technical School; Manchem, LLC., owner/applicant; Map 057/Lot 0343; BR Zone. (DoR: 6/21/2018; MOPH: 8/25/2018)
 - b. **PH# 2921** – 16 Pinecrest Road – Special Use Permit Application to extend a deck and install an accessory structure (pool) within the Lake Overlay District; Sabra Ramsdell, owner/applicant; Map 097/Lot 0087; R-33 Zone in the Lake Overlay District. (DoR: 7/12/2018; MOPH: 9/15/2018)**Site Plan Review(s)**
 - a. **SPR# 1751** – 191 Moody Road – Site Plan application to expand the parking lots located at Martin Brower; Troiano Realty Corp., owner/applicant; Map 100/Lot 11; I-1 Zone. (DoR: 7/12/2018; CDD: 9/15/2018)
10. **Other Business**
11. **Correspondence**
12. **Commissioner's Correspondence**
13. **Director of Planning Report**
14. **Authorization for Administrative Approvals**

- a. **SPR# 1750** – 316 Hazard Avenue – Site Plan application to for a hair salon; Jim Piekos, owner; Michelle Flanagan, applicant; Map 083/Lot270; HVBL Zone. (DoR: 7/12/2018; MOPH: 9/15/2018)
15. **Applications to be received**
16. **Opportunities/Unresolved issues**
17. **Adjournment**

Note: Next Regular Meeting is Thursday, July 19, 2018.

By: Charles Duren, Chairman

Richard Szewczak, Secretary